

General Information

Parcel Number 89-17-01-420-404.000-030

Local Parcel Number 49-01-420-404.000-29

Tax ID: 029-53477-00

Routing Number

Property Class 100 Vacant Land

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294416-029 WAYNE-294416 (029)

Section/Plat 4901420

Location Address (1) SW 21ST ST RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

J & J MELENDEZ PROPERTIES LLC 315 NW 18TH ST RICHMOND, IN 47374

Legal

E PT FRACT SEC 1-13-2 0.541A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/18/2019 to 01/01/1900.

Notes

3/7/2025 Nexus: 2025 GENERAL REVAUATION
8/10/2023 CYCLICAL: 2024 GENERAL REVAL
9/26/2019 Misc: 2020: GENERAL REVAL



Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows show data for lots 4 and 6.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.54), Actual Frontage (0), Developer Discount, Parcel Acreage (0.54), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.54), Farmland Value (\$1,010), Measured Acreage (0.54), Avg Farmland Value/Acre (1867), Value of Farmland (\$1,010), Classified Total (\$0), Farm / Classified Value (\$1,000), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$1,000), CAP 3 Value (\$0), Total Value (\$1,000).

